

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 7-21-03

141

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-9
ITEM DESCRIPTION: General Development Plan #211 by West 19 th Development to be known as West 19 th Development. The property is located east of 60 th Avenue NW, north of 19 th Street NW and west of Circle 19 Plaza Second Subdivision.		PREPARED BY: Mitzi A. Baker, Senior Planner

July 14, 2003

NOTE: See CPZC minutes from previous
zone change hearing

A revised Plan was submitted following the Planning Commission meeting, to address staff recommended modifications. Staff recommends modifications to the conditions, as shown in strikethrough (to delete) and underlined (new) text.

City Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on this item on June 25, 2003. Ms. Petersson moved to recommend approval of General Development Plan #211 with the staff-recommended findings and conditions, with the clarification that the applicant work out the 150 foot suggested access by Park and Recreation Department to being heard by City Council. Ms. Rivas seconded the motion. The motion carried 7-0. The commission recommended the following conditions/modifications:

1. **The GDP shall be revised to accommodate the following:**

- ~~The GDP will need to be amended to provide a minimum 150' wide access to the reservoir site, at the west property boundary;~~
- ~~Mid-block connections will be required consistent with the Rochester Zoning Ordinance and Land Development Manual regulations;~~
- ~~Label "Proposed Medium Density Residential R-3" as "Potential Future Medium Density Residential R-3"; Label "Proposed 60' Floodway Channel" as "Potential Future 60' Floodway Channel";~~
- ~~Identify an alternate pond site outside of the existing Floodway, in case the Floodway boundary is not amended;~~
- ~~Show a minimum 60' wide right-of-way for 19th St. NW;~~
- ~~Identify proposed access locations to serve the "Potential Future Medium Density Residential" area and proposed R-2 areas.~~

- Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, transportation improvements including turn lanes and access control, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities, phasing of development and contributions for public infrastructure.**
- Pedestrian facilities will be required on both sides of all new public roadways and along the entire frontage of 19th St. NW.**
- At the time of platting: a minimum 60' wide right-of-way dedication will be required for 19th St. NW; controlled access will be required for the entire frontage of 19th St. NW with the exception of any approved roadway access openings; traffic claming measures shall be incorporated into the north/south public roadway along the eastern edge of the property if determined necessary by the City.**
- Parkland dedication shall be met via a combination of land and cash in lieu of as specified in the June 3, 2003 memorandum from Rochester Park and Recreation. This dedication shall include a 150' wide park access to the reservoir site to the west.**
- Future development of the portion of the property in the existing Floodway is contingent upon the applicant successfully amending the Floodway boundary in the future.**
- Watermain interconnection, extension, looping and design must be provided as required by RPU Water Division.**

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

Council Action Needed:

1. *If the Council wishes to approve the General Development Plan it should instruct the City Attorney to prepare a resolution, with findings, for Council approval.*

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. McGhie & Betts, Inc.
5. Applicant: This item will be considered some time after 7:00 p.m. on Monday July 21, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.

Additional condition received from Planning via fax on 7-21-03:

Access to the stormwater detention pond and/or alternate pond location shall be accommodated within this development and resolved to meet City requirements prior to Final Plat submittal.

143

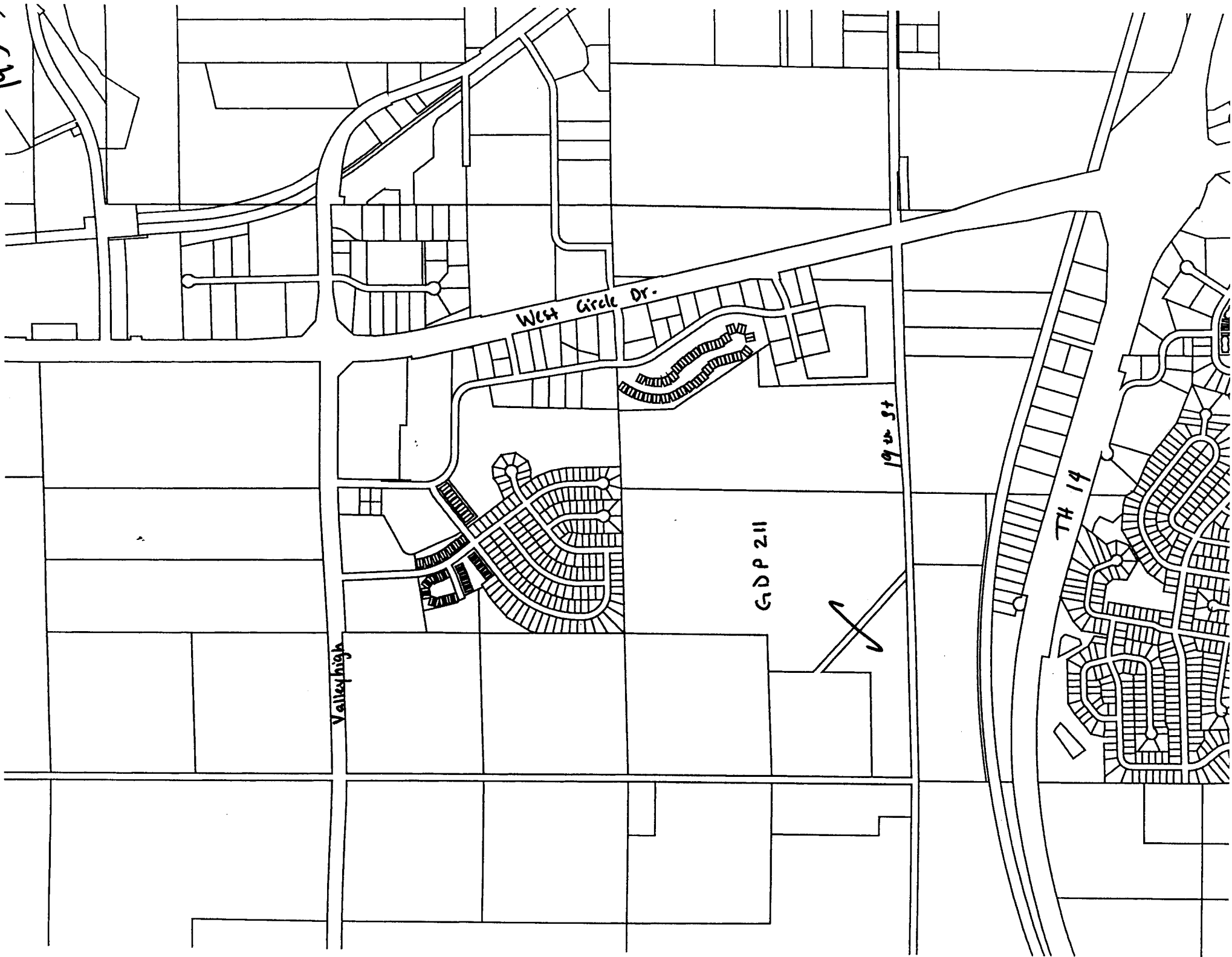
Valleyhigh

West Circle Dr.

GDP 211

19th St

TH 14





145 -

ROCHESTER PARK AND RECREATION DEPARTMENT

July 7, 2003

TO: Jennifer Garness
Planning

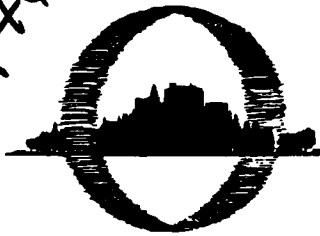
RE: West 19th Development **REVISED**
GDP # 211

Parkland dedication for the development should be in the form of a combination of land dedication and cash in lieu of land.

Neighborhood park needs for the development can be met on proposed parks planned in the Hartman Farms Subdivision to the east of the West 19th Subdivision and on the 100 acre reservoir site located west of the subdivision.

The revised park access (100') shown on the west side of the development is acceptable to the Park Department. Parkland dedication credits should be extended to the developer for the dedication of the access.

146



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: June 19, 2003

RE: General Development Plan #211 by West 19th Development to be known as West 19th Development. The applicant is proposing to develop approximately 90 acres of land with a variety of land uses consisting primarily of low density residential uses. The plan also identifies potential future medium density and non-residential uses. A Zoning District Amendment is being considered concurrent with this application. The property is located east of 60th Avenue NW, north of 19th Street NW and west of Circle 19 Plaza Second Subdivision.

Planning Department Review:

Applicant/Owner: West 19th Development
4410 NW 19th Street
Rochester, MN 55901

Consultants: McGhie & Betts, Inc.
1648 3rd Ave. SE
Rochester, MN 55904

Size and Location: This property is located north of 19th Street NW, south of Badger Ridge development and west of West Circle Drive. A flood control reservoir is located to the west.

Existing Land Use: The property is currently undeveloped and designated for "low density residential" types of uses on the Rochester Urban Service Area Land Use Plan. A portion of this property is also designated "flood prone", along 19th St. NW.

Proposed Use: The site includes approximately 90 acres of land, of which approximately 60 is in the process of being annexed. The applicant requests 12.93 acres of land be re-zoned from R-1 to R-2 (Low Density Residential). The remainder of the property, in the City, will be zoned R-1. The GDP identifies an intent to file a future re-zoning petition, to the R-3 district, for a portion of the property lying along 19th St. NW. The southeast portion of the site, along 19th St., is labeled potential non-residential uses.



147

- Land Use Plan:** The property is designated for "low density residential" types of uses on the Rochester Urban Service Area Land Use Plan. A portion of the property is also designated "flood prone".
- Zoning:** The applicant requests 12.93 acres of land be re-zoned from R-1 to R-2 (Low Density Residential). The remainder of the site is zoned R-1. The GDP identifies an intent to file a future re-zoning petition, to the R-3 district, for a portion of the property lying along 19th St. NW. Approximately 59.92 acres of this site is in the process of being annexed. The portion identified for R-3 uses, is not yet in the City of Rochester.
- Streets:** This Plan proposes identifies public roadways. The areas proposed for development in the R-2 district may also include private roads, which are not identified on the Plan. Access locations for any private roads will need to meet access spacing standards.
- Traffic calming measures may be required along the north/south roadway which extends from the north to south property lines, and into the Badger Ridge development.
- Sidewalks:** Pedestrian facilities will be required on both sides of all new public roadways and along the entire frontage of 19th St. NW.
- Drainage:** The high spot on this property is in the north central part of the development. The property breaks from there to the northwest, east and south, with most of the site draining in the southerly direction. A future detention pond is identified in the southern ¼ of the property. Much of the pond is in an area currently designated as Floodway. The applicant has expressed interest in coordinating with the City to amend the 100-Year Floodplain and Floodway boundaries in this area. The future pond location and future development of lands currently located in the Floodway will depend on future action to modify the Flood District boundaries through this GDP site.
- Detailed grading and drainage plans will be required when the property is platted or developed.
- Wetlands:** Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information to the Local Governing Unit. The hydric soils are located in a narrow band along the north side of 19th St. NW.
- Public Utilities:** Sanitary Sewer and municipal Water are not currently available to serve the property, but can be extended to provide service from the east and south. Extension of these facilities from the east would require crossing lands not annexed into the City of Rochester at this time. The adjacent lands will either need to be annexed in order for the City to issue permits for construction of public infrastructure, or the applicant or adjacent property owner will need to secure permission from both the City of Rochester and Cascade Township.
- Parkland** Parkland dedication requirements for this development should be

Dedication: satisfied via a combination of land and cash in lieu of land.

Report Attachments: 1. Proposed General Development Plan & Narrative
2. Referral Comments

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan. Staff suggested findings are in ***bold italics*** print.

Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development. A petition to re-zone 12.93 acres of the site to the R-2 (Low Density Residential) district is being considered concurrently.

Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

Proposed lot sized, and density appear generally consistent with the land use designation and should be compatible with existing and future use of adjacent lands. The area labeled as Proposed Medium Density Residential/R-3 should reflect that this is a potential future land use. The applicant has not petitioned to amend the Land Use Plan or re-zone that part of the property at this time. Additionally, the area labeled as Potential Non-Residential Uses will require further review in the future.

Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

This development proposes low density residential development in the R-1 and R-2 zoning districts. The combination of the two districts will provide opportunity for mixing housing styles and price ranges within the Development.

The Low Density residential land uses proposed on the property would be consistent with the current land use designation. The mix of housing would help further the policies and goals found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan, which encourage developing a range of densities and development styles. This development could also help to further goals and policies found within Chapter 3 of the Housing Plan to increase the supply of housing.

149

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

The Thoroughfare Plan identifies 19th St., west of West Circle Drive, as an upgrade Arterial. Additional right-of-way will need to be dedicated to accommodate the ultimate right-of-way needs for this roadway. The Capital Improvements Program for 2003-2008 identifies widening of 19th St. NW from CSAH 22 to 50th Ave. NW as being funded in 2004 and 2007 from Transportation Improvement District (TID) charges from the NW TID. This property will be subject to TID and/or Substandard Street charges.

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

The Thoroughfare Plan identifies 19th St., west of West Circle Drive, as an upgrade Arterial. A minimum 60' wide right-of-way will need to be dedicated to accommodate the ultimate right-of-way needs for this roadway. The Capital Improvements Program for 2003-2008 identifies widening of 19th St. NW from CSAH 22 to 50th Ave. NW as being funded in 2004 and 2007 from Transportation Improvement District charges from the NW TID. This property will need to contribute to these future improvements.

This development will need to be phased to provide concurrency with public facility/infrastructure improvements. Phasing will also need to include limiting the number of trips generated within areas limited to one access, as required by the Rochester Zoning Ordinance and Land Development Manual. It appears that initial development of this property will require construction of access through the property to the east. Development to the north appears to developed such that additional dwelling units could not be constructed to take sole access through the Badger Ridge development.

This Plan identifies public roadways. The areas proposed for development in the R-2 district may also include private roads,

which are not identified on the Plan. Access locations for any private roads will need to meet access spacing standards.

Traffic calming measures may be required along the north/south roadway which extends from the north to south property lines, and into the Badger Ridge development.

The Plan does accommodate extensions of roadways identified in the adjacent GDP's (Badger Ridge to the north, Hartman Farms to the east).

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Sanitary Sewer and municipal Water are not currently available to serve the property can be extended to provide service from the east and south. Extension of these facilities from the east would require crossing lands not annexed into the City of Rochester at this time. The adjacent lands will either need to be annexed in order for the City to issue permits for construction of public infrastructure, or the applicant or adjacent property owner will need to secure permission from both the City of Rochester and Cascade Township.

Three water mains must be interconnected with the development of this property, as specified in the June 4, 2003 memorandum from RPU Water and builders will be required to install pressure-reducing devices in higher-pressure areas as required by the MN Plumbing Code.

The high spot on this property is in the north central part of the development. The property breaks from there to the northwest, east and south, with most of the site draining in the southerly direction. A future detention pond is identified in the southern ¼ of the property. Much of the pond is in an area currently designated as Floodway. The applicant has expressed interest in coordinating with the City to amend the 100-Year Floodplain and Floodway boundaries in this area. The future pond location and future development of lands currently located in the Floodway will depend on future action to modify the Flood District boundaries through this GDP site.

Detailed grading and drainage plans will be required when the property is platted or developed.

151

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Pedestrian facilities will be required on both sides of all new public roadways and along the entire frontage of 19th St. NW.

Parkland dedication for this development will need to be met via a combination of land and cash in lieu of land. The GDP will need to be amended to provide a minimum 150' wide access to the reservoir site, at the west property boundary. Mid-block connections will be required consistent with the Rochester Zoning Ordinance and Land Development Manual regulations.

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

The high spot on this property is in the north central part of the development. The property breaks from there to the northwest, east and south, with most of the site draining in the southerly direction. A future detention pond is identified in the southern ¼ of the property. Much of the pond is in an area currently designated as Floodway. The applicant has expressed interest in coordinating with the City to amend the 100-Year Floodplain and Floodway boundaries in this area. The future pond location and future development of lands currently located in the Floodway will depend on future action to modify the Flood District boundaries through this GDP site.

Detailed grading and drainage plans will be required when the property is platted or developed.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential" uses. This GDP proposes a low density residential development. A petition to re-zone 12.93 acres of the site to the R-2 (Low Density Residential) district is being considered concurrently.

Pedestrian facilities will be required on both sides of all new public roadways and along the entire frontage of 19th St. NW.

Parkland dedication for this development will need to be met via a combination of land and cash in lieu of land. The GDP will need to be amended to provide a minimum 150' wide access to the reservoir site, at the west property boundary. Mid-block connections will be required consistent with the Rochester Zoning Ordinance and Land Development Manual regulations.

152

Phasing of this development will be required to provide concurrency with public facilities. Additionally, potential development of areas currently designated Floodway is contingent upon successfully amending these boundaries in the future, as proposed by the applicant. Land uses in these areas will need to be evaluated further in the future.

Recommendation:

The Plan needs to be revised as identified in staff recommended condition #1. These revisions should be submitted no less than two weeks prior to the City Council meeting at which the application would be considered. If the applicant agrees to submit these revisions within that time frame, staff would support forwarding this application to the City Council subject to the following conditions and/or modifications:

- 1. The GDP shall be revised to accommodate the following:*
 - The GDP will need to be amended to provide a minimum 150' wide access to the reservoir site, at the west property boundary;*
 - Mid-block connections will be required consistent with the Rochester Zoning Ordinance and Land Development Manual regulations;*
 - Label "Proposed Medium Density Residential R-3" as "Potential Future Medium Density Residential R-3"; Label "Proposed 60' Floodway Channel" as "Potential Future 60' Floodway Channel";*
 - Identify an alternate pond site outside of the existing Floodway, in case the Floodway boundary is not amended;*
 - Show a minimum 60' wide right-of-way for 19th St. NW;*
 - Identify proposed access locations to serve the "Potential Future Medium Density Residential" area and proposed R-2 areas.*
- 2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, transportation improvements including turn lanes and access control, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities, phasing of development and contributions for public infrastructure.*
- 3. Pedestrian facilities will be required on both sides of all new public roadways and along the entire frontage of 19th St. NW.*
- 4. At the time of platting: a minimum 60' wide right-of-way dedication will be required for 19th St. NW; controlled access will be required for the entire frontage of 19th St. NW with the exception of any approved roadway access openings; traffic calming measures shall be incorporated into the north/south public roadway along the eastern edge of the property if determined necessary by the City.*
- 5. Parkland dedication shall be met via a combination of land and cash in lieu of as specified in the June 3, 2003 memorandum from Rochester Park and Recreation. This dedication shall include a 150' wide park access to the reservoir site to the west.*
- 6. Future development of the portion of the property in the existing Floodway is contingent upon the applicant successfully amending the Floodway boundary in the future.*

PROPOSED GDP & NARRATIVE REPORT

West 19th Development

GENERAL DEVELOPMENT PLAN

The West 19th General Development Plan is approximately 90 acres and is bounded by Hartman Farm subdivision to the east, unplatted farmland to the west and south and the Badger Ridge Subdivision to the north.

The following is a written summary of the General Development Plan (GDP) in accordance with Appendix B E-3.

- a) *Topographic or soils conditions which, in the estimation of the applicant, may create potential problems in street, drainage, public utilities or building design and construction, and how these problems will be investigated further or engineered to overcome the limitations.*

The soils on the SITE consist of mostly of Port Byron soils (285B&285C), Timula soils (322C and 322D): and to a lesser extent Lindstrom soils (301B), Marlean soils (251F), Radford soils 289A and Doerton soils (473D). These soils, with the exception of the Marlean and Radford soils have formed a deep silty loess material that is mostly well drained. They are moderately permeable and are in hydrologic grouping B. Soils formed in this material erode easily when intensely used for row type crops especially on the parts with slopes greater than 6 percent. The Doerton and Marlean soils are on very steep slopes and where depth to bedrock is shallow. The Radford soils are on the flood plains below the dam structure on an adjoining site.

- b) *Storm drainage problems, which in the estimation of the applicant, may result in costs that will exceed normal storm drainage costs.*

The storm drainage does not appear to cause problems that will result in the increase of normal storm drainage costs.

A storm pond is planned along the southern edge of the site, which will accommodate the proposed increase of storm water runoff from the proposed project area. The area included in the proposed storm ponds will include all of the single-family residential lots excluding the rear yards of several lots on the eastern edge of the project which will drain eastward towards the Hartman Farm Property, all of the low density R-2 residential development, and approximately 12.49 acres of mixed commercial/office use. The property to the west of the drainageway will drain directly into the 60' proposed stormwater easement or into the 19th Street N.W. stormwater facilities.

A Flood Control Reservoir with a Class I dam is located directly to the west of the project boundary. Please refer to the attached study completed by Art Kalmes of Polaris Group for

155

more specific findings about this facility and the 60' Flood Channel Design located on the General Development Plan.

c) Identification of potential off-site drainage problems.

The surface drainage from the property drains from the center of the property to the northeast and to the southwest. The GDP has indicated one storm water pond that is intended to capture the run-off from most of the site. The lots naturally draining to away from the proposed pond will capture the runoff within the public streets and carry them to the pond. A few of the most eastern single family lots will drain towards the proposed Hartman Farm Subdivision and will be collected in the existing storm pond located within that subdivision. The property located to the west of the proposed drainageway will drain into the 60' channel or into the 19th Street N.W. stormwater management facility.

There should be no problems with off-site drainage created by this development.

d) Availability of utilities to serve the area under consideration.

This area is within the Northwest High Level Water System Area, which is currently available approximately 1000' to the east. Sanitary sewer is stubbed out from the existing Heartland Dr. N.W. and will be extended through the Hartman Farm Subdivision approximately 1000' westward to the proposed site. These utilities will be able to provide adequate services for the General Development Plan area.

e) Identification of possible erosion problems, which may arise in the estimation of the applicant.

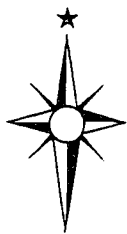
There are several areas within the GDP boundary with steep slopes. Forty percent slopes are located just south of the two proposed cul-de-sacs in Phase I. These slopes are wooded with trees and brush at this time. The single-family lots proposed for this area will be sited within the plateau and will disturb as little natural vegetation and existing grades as possible.

The proposed low-density residential portion of the site has grades from 8 to 20% slopes. This area will develop residential units that can work with the slopes in creating less grading disturbances while using the steeper slopes as open space.

The single-family lots located in the northeastern corner of Phase 2 have 20 to 28% slopes. The grading for these lots will have to be altered to accommodate the public street connection from the Hartman Farm Property. Once the street grades for this area are designed the building sites for the adjacent lots can be designed. Some substantial land alterations may be necessary for this public street connection. This issue will be resolved during the preliminary platting process.

- 152
- f) *A general statement as to the possible phasing of any development activity to occur on the property under the control of the applicant.*

There are five phases in this General Development Plan. The first phase will occur in the center of the property including 12.93 acres of low-density residential uses and approximately 54 single-family lots. The second phase will occur along the northeastern boundary of the site including approximately 41 single-family lots. Phase Three will occur in the northwestern portion of the GDP and include approximately 60 single-family lots. Phase Four will occur along the southern boundary of the GDP and includes approximately 12.49 acres of mixed commercial/office use. Phase five will occur in the southwestern portion of the site along 19th Street N.W. This area proposes to develop approximately 10.64 acres of medium density residential. A Land Use Plan Amendment and Zone Change from R-1 to R-3 will be applied for when this portion of the GDP is annexed into the City of Rochester.



POLARIS GROUP

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157 -

May 28, 2003

REC'D JUN 2 2003

Ms. Kristi Clarke
McGhie and Betts, Inc.
1648 Third Ave. S. E.
Rochester, MN 55904

RE: Review of Hydraulic Issues, West 19th Street General Development Plan

Dear Ms. Clarke:

This letter summarizes our review of floodplain and hydrologic issues related to the General Development Plan (GDP) for the West 19th Development in the northwest part of Rochester. The purpose of our review was to identify floodplain development alternatives and to design a channel to convey flood flows through the development. The proposed channel design provides reasonable protection for the development in the event of a breach of the upstream flood control structure.

Background

The proposed development is located north of 19th Street and along the North Run of the North Fork (NRNF) of Cascade Creek. A flood control reservoir, KR6, is located upstream of the proposed development. Since its construction in 1994, this reservoir has seldom impounded water. This reservoir reduces the peak 100-year flood discharge from 1,280 cfs to 90 cfs.

The West 19th Development is west and immediately upstream of the Circle 19 Plaza Development. The floodway and floodplain at the Circle 19 Plaza Development were revised by a Conditional Letter of Map Revision (CLOMR) during 2000. This CLOMR modified the flood discharges for this reach and reduced the floodway to the width of the channel that was constructed along the north side of 19th Street.

As part of the Circle 19 Plaza Development, an area was mined and a pond was created just east of the proposed West 19th Development. This pond is called the Hartman Pond and is shown on Figure 1. An outlet for the Hartman Pond has been designed to impound water and control the discharge in the NRNF. The CLOMR considered the effect of the flood storage provided by the Hartman Pond. The excavation of the Hartman pond allows a lower channel to be constructed within the West 19th Development. This lower channel allows the floodplain and floodway to be reduced.

Flood Channel Design

The existing floodway of the NRNF at the West 19th Development is between 200 and 400 feet wide and is shown in Figure 1. The average flow depth is 1.7 feet for the peak 100-year discharge published in the Flood Insurance Study (FEMA, 1998) and less than 0.5 feet for the peak discharge established by the recent CLOMR for this reach. The existing floodway matches the floodway prior to the construction of reservoir KR6. It is our understanding that the regulatory floodway was not changed after the reservoir's construction in order to preserve an area as a measure of safety in the event of a catastrophic breach of the reservoir. Therefore, the existing floodway was based on the peak 100-year discharge rate prior to construction of reservoir KR6 (1,280 cfs).

The National Resource Conservation Service (NRCS) performed dam break modeling as part of the design and permitting of Reservoir KR6. This analysis assumed that the dam failure would occur when the level of the reservoir was in excess of the reservoir level produced by the 500-year flood, the peak breach flow would occur 0.6 hours after the failure began, and the failure would result in the release of all of the impounded water. The dam break model calculated a peak breach discharge rate of 6,726 cfs.

It is our understanding that the City of Rochester is in the process of adopting a policy that requires structures located within a potential dam breach inundation area to be elevated so as to not be inundated during the emergency spillway hydrograph outflow from the reservoir. The emergency spillway hydrograph flow for reservoir KR6 is 656 cfs.

The proposed floodway channel within the West 19th Development is approximately 60 feet wide and is shown in Figure 1. Figure 2 shows a cross-sectional sketch of the proposed flood control channel and floodway modification. The channel construction would involve both excavation and fill placement. Fill placement adjacent to the channel would elevate the adjacent building pads.

The access road to the site would require a 10' x 5' box culvert. The proposed channel and box culvert were designed using the HEC-2 model for this reach and were designed to pass the design flow without overtopping of 19th Street NW. A FEMA floodplain map revision will be necessary to revise the proposed floodway and allow fill placement.

The floodway channel was designed to have a capacity of at least 656 cfs which is the capacity required by local policy. This channel also provides reasonable protection to the West 19th Development in the event of a dam failure. Our modeling of the channel indicates that buildings within the West 19th Development will not be inundated if a dam breach flow of 3,500 cfs occurs. The channel provides a reasonable level of design for this development for the following reasons:

159
Ms. Kristi Clarke
May 28, 2003
Page 3

- This discharge is over 30 times greater than the current regulatory discharge established by the 2000 CLOMR for this reach and several times greater than the design capacity of the downstream channel.
- Prior to construction of Reservoir KR6, this proposed channel and floodway modification could have been implemented. If a larger channel is necessary because of the reservoir, the developer would have been better off without its construction and the risk associated with it.
- The emergency spillway for the structure discharges southwest of the structure and flows toward 19th Street and the South Run of the North Fork of Cascade Creek. Most of the discharge from the spillway during the emergency spillway hydrograph flow will flow to the South Run.
- The dam appears to be designed to safely pass the probable maximum flood (PMF) which meets State Dam Safety requirements for a Class I dam. The structure will also contain the 500-year flood without discharge in the emergency spillway.
- A flood control channel designed to pass the peak dam breach flow of 6,728 cfs would not be feasible. This discharge corresponds to a reservoir level in excess of the 500-year flood and represents an extreme level of design that is not required at other locations in the City.
- It is proposed to elevate structures within the development a minimum of 1 foot above 19th Street. This provides additional protection from flooding because 19th street will act as an overflow in the event of a dam breach.

Results of our modeling and analysis can be provided if necessary. Please contact me at (952) 881-0619 if you have any questions regarding this review.

Sincerely,

Art Kalmes (TRJ)

Art Kalmes, P.E.

100

Table 1
Flood Discharge Information for West 19th Development
Rochester, MN

Scenario	Peak Discharge Rate (cfs)
Current FEMA 100-year discharge (reflects Hartman CLOMR and is actual 100-year peak discharge from KR6)	90
100-year discharge in 1998 Flood Insurance Study (FIS)	320
100-year discharge prior to KR6 Reservoir	1,280
Local design capacity (informal policy of City - equal to emergency spillway hydrograph flow)	656
Approximate flood protection capacity of proposed channel	3,500

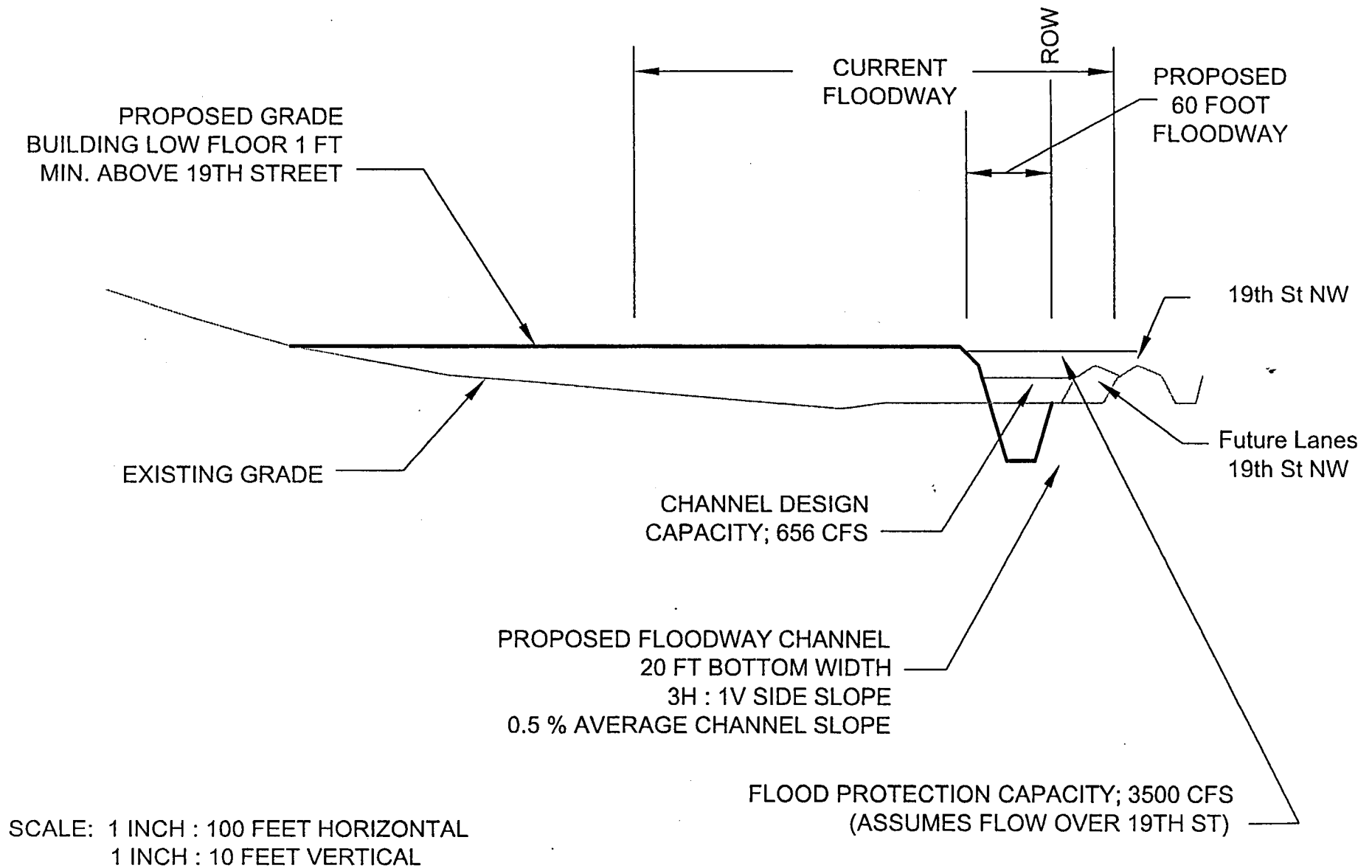
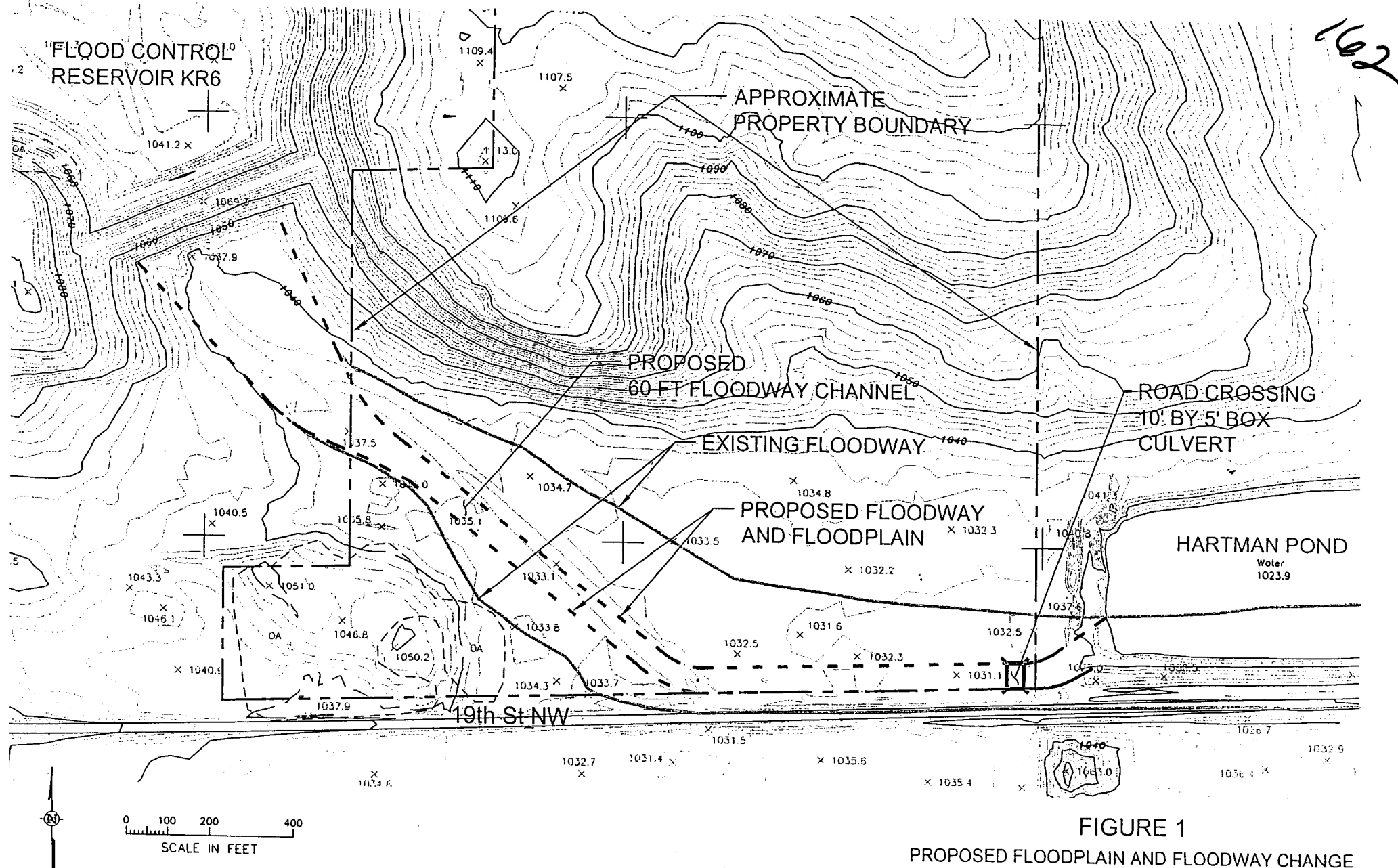


FIGURE 2
PROPOSED CHANNEL
WEST 19TH STREET, ROCHESTER, MN

161



REFERRAL COMMENTS



ROCHESTER PARK AND RECREATION DEPARTMENT

June 3, 2003

TO: Jennifer Garness
Planning

RE: West 19th Development
GDP # 211

Parkland dedication for the development should be in the form of a combination of land dedication and cash in lieu of land.

Neighborhood park needs for the development can be met on proposed parks planned in the Hartman Farms Subdivision to the east of the West 19th Subdivision and on the 100 acre reservoir site located west of the subdivision.

The 30' park access shown on the west side of the development should be increased to 150' in width. This access will be the sole access from West 19th development to the 100 acre public property reservoir site. The reservoir site has areas outside of the flood storage area that will likely be developed to include trails, playground areas and athletic fields. A 30' access between two homes leading to this potential recreational area is inadequate. Parkland dedication credits should be extended to the developer for the dedication of the access.

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

165 -
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX - 507-281-6216

FROM: Mark E. Baker

DATE: 6/13/03

The Department of Public Works has reviewed the application for General Development Plan #211, for the proposed West 19th Development property. The following are Public Works comments on this proposal:

1. Sanitary Sewer & Municipal Water are not currently available to serve the Property but can be extended to provide service from the east and south.
2. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, right-of-way dedication, transportation improvements including turn-lanes, access control, pedestrian facilities, extension of utilities, phasing of development, and contributions for public infrastructure.
3. Grading & Drainage Plan approval will be required prior to Final Plat submittal for each phase of development. The GDP Plan indicates modifications to / channelization of the Floodway to accommodate development in Phase 4. The applicant should be required to provide detailed information to the City Engineer regarding its intentions for filling within the existing floodway, and the design and capacity of the proposed floodway channel. The issue regarding whether or not modifications to the existing floodway will be permitted should be addressed prior to GDP approval. If the floodway and/or flood plain are modified, the applicant should be required to dedicate a drainage easement over the entire revised floodplain area.
4. Stormwater Management must be provided, and a Storm Water Management fee will be applicable to any areas of the Property that are permitted to participate in the City's Storm Water Management Plan (SWMP), in lieu of providing on-site stormwater detention.
5. Dedication of controlled access will be required along the entire 19th St NW frontage, with the exception of the public street access location approved for the GDP.
6. Traffic calming measures may be required for the proposed north / south public road along the easterly edge of the Property

166 ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

7. Pedestrian facilities will be required along the entire frontages of all new public roads within the GDP, and along the entire northerly frontage of 19th St NW abutting the Property.
8. Development of the Property will need to be phased so that trip generation does not exceed 1200 adt, prior to a second access being constructed to serve the Property.
9. Specific routing of public utilities through the Property, and to provide service to abutting properties will be addressed through the platting stages and Development Agreement.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per developable acre, or if Trunkline Sanitary Sewer is extended as a City project to serve the Property, the Owner will be subject to the rate established for the Trunkline Sewer Project.
- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre.
- ❖ Sanitary Sewer Connection Charge @ \$45.07 per foot of frontage.
- ❖ Transportation Improvement District (TID) - TBD
- ❖ Storm Water Management – TBD
- ❖ First Seal Coat @ \$0.49 per square yard of public street surface.
- ❖ Street Signs as determined by the City Engineer.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060

2900 48th Street N.W.

Rochester, MN 55901-5848

Office Tel: 507-280-2913

Fax: 507-285-7355

E-mail: dale.maul@dot.state.mn.us

June 9, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE-Suite 100
Rochester, MN 55904

Re: **General Development Plan #211 by West 19th Development to be known as West 19th Development.** The applicant is proposing to develop approximately 90 acres of land with a variety of land uses consisting of low density residential uses, medium density uses and non-residential uses. A Zoning District Amendment is being considered concurrent with this application. The property is located east of 60th Avenue NW, north of 19th Street NW and west of Circle 19 Plaza Second Subdivision.

Re: **Zoning District Amendment #03-12 by West 19th Development.** The applicant is proposing to zone approximately 12.93 acres of land to the R-2 (Low Density Residential) zoning district. The property is located east of 60th Avenue NW, north of 19th Street NW and west of Circle 19 Plaza Second Subdivision. A General Development Plan is being considered concurrent with this application.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the above proposals. Although these proposals do not have direct access to TH 14, the traffic generated will eventually use TH 14. Mn/DOT requests the City of Rochester monitor and manage the impacts this development will have for both City Streets and for Mn/DOT roadways.

Thank you for keeping Mn/DOT informed. You may contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 for any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Dale E. Maul".

Dale E. Maul
Planning Director

168



June 4, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: General Development Plan #211 by West 19th Development to be known as West 19th Development.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. This area is within the Northwest High Level Water System Area, which is currently available from the north at the end Ashland Lane NW, approximately 1000' east at the end of Heritage Place NW and to the south of the railroad within the Seehusen Industrial Park development. All three of these mains must be interconnected with the development of this property.
2. Static water pressures within this area will range from the low 60's to mid 100's PSI. The builders must install pressure-reducing devices near the domestic water meters in the higher-pressure areas as required by the Minnesota Plumbing Code.
3. The water main in the cul-de-sac streets must be looped and water mains must be extended to adjacent properties per our requirements.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
McGhie & Betts, Inc.
West 19th Development

169 -

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #211 by West 19th Development

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☒ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

The hydric soils are located in a narrow band along the north side of 19th St., NW.

170



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: June 5, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher
Fire Protection Specialist

SUBJ: General Development Plan @211 by West 19th Development to be known as West 19th Development. The applicant is proposing to develop approximately 90 acres of land with a variety of land uses consisting of low density residential uses, medium density uses and non-residential uses.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
West 19th Development – 4410 NW 19th Street – Rochester, MN 55901
McGhie & Betts, Inc – 1648 3rd Ave SE – Rochester, MN 55904